

Public Hearing  
Regular Council Meeting  
August 26, 2004

Mayor Marse opened the Public Hearing for development orders for Old Town Village, Canopies, and Hammock Bay. Paul Miller stated the Old Town Village consisted of a 60 unit motel and 12,000 sq. ft. of retail stories. Paul recommended that the project be approved pending engineering issues. Fees must be paid prior to the development order being issued. Clearing of the property is within the guidelines. The development order is requiring a turn lane. Traffic trips are within the guidelines. Councilwoman McLean motioned to forward to the Council for approval.

Next was a public hearing on the Canopies. It consists of 70 lots within a subdivision. Paul Miller stated that it meets all the criteria of the LDC. It originally started at 72 lots but the developer removed 2 lots located on North Jackson. The developer is applying for an infrastructure development review only, because the developer has sold the lots to a builder. Representative Ryan Christianson noted the average lots were 6400 sq. ft. The public asked why Melvin Lane was not an access road. Mayor Marse stated that it was never opened for an access road and the only reason it was a named road was for an elderly person that needed a 911 address for medical assistance. Ernest Nettles asked about fire hydrants within the development, noting he saw none on the plans. Also, where were the holding ponds for drainage? Mr. Christianson stated there were hydrants and the drainage ponds were inclusive of each lot. There would be swells around each lot and the roadways. There was much discussion on this item. Mr. Nettle stated that the City needed to look at the roadway on N. Jackson, because in some areas there is only 6-7 ft of pavement for each lane. The City shall look at doing some trimming of the growth along the road and possible clean the collected sand along the road so you could see the pavement. Councilwoman McLean asked if there were any restrictions within the development. Mr. Christianson explained there would be a homeowners' association with restrictions. Discussion continued for a few more minutes. Mayor Marse asked what else Mr. Miller had, he replied by stating this was all on this one.

The final development review was on Hammock Bay. It consists of 4 items. The spine road was previously approved. The remainder consists of 3 pods within the development. Lots would be sold within these 3 pods. The criteria for development has been met for the pods. No questions were asked. Paul Miller stated that was it for development reviews.

With no further questions or comments, Mayor Marse closed the hearing.

Mayor Marse called to order the regular scheduled meeting of August 26, 2004 at 7:00 pm.

Councilman Helton gave the invocation and the Pledge of Allegiance was recited.

Members Present: Mayor J.M. Marse, Council members Ray Jackson, Janice McLean, Jean Arrant, Earl King and Mike Helton were present. Also present: City Clerk Diane Riley. City Attorney Clayton Adkinson was absent.

Councilwoman McLean motioned to approve meeting of the RCM 8/10 and SCM 8/3, 8/5, 8/17, 8/23, and 8/24. Councilman Helton 2<sup>nd</sup> the motion, it carried, 5-0.

Old Business:

Paul Miller preformed the first reading of the Cox Communications land use/zoning designation and Connor property rezoning. Second reading and proposed adoption will be at the September 14<sup>th</sup> meeting.

Paul Miller presented the second reading for the land use change and zoning of the Brown property located at the end of Pine Street. Councilwoman Arrant moved to approve Ordinance #04-11 and #04-12. Councilman King seconded the motion, motion carried, 5-0.

Paul Miller presented the second reading for the Land Development Code and zoning changes. Councilman Helton moved to adopt Ordinance #04-13. Councilman Jackson seconded by the motion, motion carried, 5-0.

Paul Miller submitted a table to the Council on the traffic capacity within the City. This table will be updated as future developments begin. Several roads are at deficits, but the 331 bypass should help those areas.

Paul Miller introduced Bryan Brown from the Eglin AFB encroachment committee. He will represent Eglin for the development review board. Mayor Marse asked for assistance in expediting the waiver for Freeport to continue construction in the Choctaw Beach/Villa Tasso area. He assured Mayor Marse that it was moving in the right direction and should be granted within 60 days.

Clerk Riley preformed the second reading of the request for annexation by Cox Communications. Councilman King motioned to adopt Ordinance #04-14, annexation of Cox Comm. Property. Councilman Jackson 2<sup>nd</sup> the motion, it carried, 5-0.

Engineer Charles Peters reported that the bids have been tallied for the upgrade of the sewer plant. Councilwoman McLean motioned to accept the lowest bid of \$1,826,640.00 by J & P Construction Co. Inc. Councilwoman Arrant 2<sup>nd</sup> the motion, it carried, 5-0.

New Business:

Councilman Jackson motioned to adopt Resolution #04-11, implementing the impact fees for the Fire Department. Councilwoman McLean seconded the motion, it carried, 5-0.

Councilwoman Arrant motioned to pay all bills that are in order. Councilman Helton 2<sup>nd</sup> the motion, it carried, 5-0.

Clerk Riley requested a public hearing to support the submission of a FRDAP grant for a future park off of Bay Loop. Councilwoman Arrant motioned for a public hearing on September 23, 2004 at 6:30 pm. Councilman Helton 2<sup>nd</sup> the motion, it carried, 5-0.

Amy Thompson and Ms. Simmons requested the use of the community center for their troop 271 to meet and a waiver of the rental fee. Councilwoman Arrant motioned to allow them to meet at the center and waiver the fees. Councilwoman McLean 2<sup>nd</sup> the motion, it carried, 5-0.

With no other business, Councilman Helton motioned to adjourn at 8:20 pm.

ATTEST:

APPROVED:

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J.M. Marse, Mayor

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Diane Riley, City Clerk

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Janice McLean, President of Council